

Balance Sheet (Accrual)
The Bimini at Tarpon Cove Condo Assn #1 (8530)
February 28, 2018

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3/12/2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	41,103.91	0.00	41,103.91
	Total Operating Funds	41,103.91	0.00	41,103.91
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	118,653.59	118,653.59
	Total Reserves Funds	0.00	118,653.59	118,653.59
Other Current Assets				
114020.0000	Receivable from Operating	0.00	11,147.98	11,147.98
120800.0000	Payments Receivable	2,759.66	0.00	2,759.66
	Total Other Current Assets	2,759.66	11,147.98	13,907.64
	Total Current Assets	43,863.57	129,801.57	173,665.14
Total Assets		43,863.57	129,801.57	173,665.14
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	36.12	0.00	36.12
110960.0000	Payable to Reserves	11,147.98	0.00	11,147.98
	Total Current Liabilities	11,184.10	0.00	11,184.10
Total Liabilities		11,184.10	0.00	11,184.10
EQUITY				
	Owners Equity	22,403.00	0.00	22,403.00
	Current Year Income/(Loss)	9,652.21	0.00	9,652.21
	Replacement Reserve Prior Years	0.00	118,538.57	118,538.57
	Replacement Reserve Current Year	0.00	11,887.26	11,887.26
	Total Equity	32,055.21	130,425.83	162,481.04
Total Liabilities and Owners Equity		43,239.31	130,425.83	173,665.14

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #1 (8530)
For the period ending February 28, 2018

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Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	0.00	0.00	0.00	13,788.80	13,788.70	0.10	55,154.80
605220.0000	Master Association Fees	0.00	0.00	0.00	11,763.20	11,764.60	(1.40)	47,058.40
603800.0000	Late Fees	40.41	0.00	40.41	119.66	0.00	119.66	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	3,488.00	3,486.69	1.31	13,946.76
Sub-total Income		40.41	0.00	40.41	29,159.66	29,039.99	119.67	116,159.96
681500.0000	Reserve Funding	0.00	0.00	0.00	0.00	(3,486.69)	3,486.69	(13,946.76)
Total Operating Income		40.41	0.00	40.41	29,159.66	25,553.30	3,606.36	102,213.20
Operating Expenses								
Utilities								
610100.0000	Electric	46.77	41.70	(5.07)	97.75	83.30	(14.45)	500.00
610300.0000	Water/Sewer	0.00	1,225.00	1,225.00	2,275.12	2,450.00	174.88	14,700.00
Total Utilities		46.77	1,266.70	1,219.93	2,372.87	2,533.30	160.43	15,200.00
Maintenance								
634000.0000	Janitorial - Contract	110.98	112.50	1.52	221.96	225.00	3.04	1,350.00
642760.0000	Termite Warranty	0.00	0.00	0.00	0.00	0.00	0.00	600.00
646600.0000	General Maintenance	115.00	831.23	716.23	115.00	1,662.47	1,547.47	9,974.80
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	0.00	462.50	462.50	1,850.00
648613.0000	Roof-Maintenance Contract	0.00	0.00	0.00	0.00	0.00	0.00	860.00
Total Maintenance		225.98	943.73	717.75	336.96	2,349.97	2,013.01	14,634.80
Administrative Expense								
660200.0000	Legal	0.00	16.67	16.67	0.00	33.34	33.34	200.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	64.00	64.00	0.00	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	100.00
660370.0000	Office Expense	44.54	37.50	(7.04)	71.42	75.00	3.58	450.00
663050.0000	Website Expense	0.00	0.00	0.00	0.00	0.00	0.00	70.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	5,393.00	7,400.00	2,007.00	7,400.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	11,269.20	11,764.60	495.40	47,058.40
Total Administrative		44.54	54.17	9.63	16,797.62	19,336.94	2,539.32	72,378.40
Total Operating Expenses		317.29	2,264.60	1,947.31	19,507.45	24,220.21	4,712.76	102,213.20

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For the period ending February 28, 2018

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Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Net Operating Income/(Loss)		<u>(276.88)</u>	<u>(2,264.60)</u>	<u>1,987.72</u>	<u>9,652.21</u>	<u>1,333.09</u>	<u>8,319.12</u>	<u>0.00</u>
Net Income/(Loss)		<u><u>(276.88)</u></u>	<u><u>(2,264.60)</u></u>	<u><u>1,987.72</u></u>	<u><u>9,652.21</u></u>	<u><u>1,333.09</u></u>	<u><u>8,319.12</u></u>	<u><u>0.00</u></u>

Capital Reserve Summary Report

The Bimini at Tarpon Cove Condo Assn #1 (8530)

Books = Accrual

For the period ending February 28, 2018

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Painting Expense	870000.4465	14,797.46	14,797.46	0.00	0.00	14,797.46	0.00
Roof	870000.4600	102,346.62	102,346.62	0.00	0.00	102,346.62	0.00
Special Assessment	870000.4690	0.00	(1,027.76)	12,800.00	0.00	11,772.24	0.00
Sub-Total:		117,144.08	116,116.32	12,800.00	0.00	128,916.32	0.00
Interest Income	870000.4995	1,394.49	1,454.91	54.60	0.00	1,509.51	0.00
Grand Total:		118,538.57	117,571.23	12,854.60	0.00	130,425.83	0.00

Expense Distribution

Property=8530 AND mm/yy=02/2018-02/2018

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3622993	8530	21625	02/06/2018	02/2018	110.98	0.00	100228	02/08/2018	Feb18 Commercial Clean
Total 634000.0000 - Janitorial - Contract						110.98	0.00			
646800.0000 - General Maintenance										
74455 - Northern Contracting, Inc.	P-3633396	8530	12324	02/14/2018	02/2018	475.00	475.00			882 CB #101 - Lanai Edge Repairs Reversed by ctrl# 3633454 wrong property
73520 - Andrea Lloha Handyman Service	P-3633395	8530	02162018-01	02/16/2018	02/2018	115.00	0.00	100229	02/22/2018	Repair lights
74455 - Northern Contracting, Inc.	P-3633454	8530	12324-3633454	02/21/2018	02/2018	-475.00	-475.00			882 CB #101 - Lanai Edge Repairs :Prog Gen Reverses invoice ctrl# 3633396 wrong property
Total 646800.0000 - General Maintenance						115.00	0.00			
						225.98	0.00			